

Murray Hill PSC, LLC
Petitioner,

*

BEFORE THE

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PLANNING BOARD OF

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ZB-1066M

HOWARD COUNTY, MARYLAND

* * * * *

MOTION: *To recommend approval of the proposal for an amended Preliminary Development Plan for an Age-restricted Adult Housing Development to increase density to 215 units.*

ACTION: *Recommended approval; Vote 4 to 0.*

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RECOMMENDATION

On April 26, 2007, the Planning Board of Howard County, Maryland, considered the petition of Murray Hill, PSC, LLC to amend a previously approved Preliminary Development Plan for an Age-restricted Adult Housing Development to increase density to 215 units. The subject property is located in the Sixth Election District. The subject property is described as Tax Map 47, Grid 2, Parcel 140, Parcel A. The address is 9880-9910 Gorman Road.

The reason for the proposed amendment is to increase the density to 215 units including 39 moderate income housing units as permitted under the current Zoning Regulations. The proposal is for an amendment to a previously approved Zoning Map Amendment, Zoning Board Case 1041M, which rezoned the site from the R-ED (Residential: Environmental Development) District designation to the PSC (Planned Senior Community) District for an Age-restricted Adult Housing Development with 132 dwelling units.

The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the comments of reviewing agencies, were presented to the Board for its consideration. The Department of Planning and Zoning recommended that the Petitioner's request be approved.

The Petitioner was represented by David Carney, Esq. Paul Revellee appeared in support of the petition. Also appearing in support of the petition were David Wesner and Mark Healy.

Mr. Carney discussed an amendment that was made to the proposal after the original filing which was not received by the Department of Planning and Zoning and was therefore not included in the Technical Staff Report (see letter from Reese & Carney, LLP dated March 1,

2007). He submitted amended Exhibit A-3 and described it as eliminating the “bridge” between Buildings B and C, and eliminating a fifth level of dwelling units in each building without altering the approved building height. He said the buildings would be increased slightly in length and width. Mr. Revelle briefly described the two year history of the project. He said that Site Development Plan 06-039 has been given technically complete approval by the Department of Planning and Zoning pursuant to ZB 1041M. He described the effect of Comp Lite on the proposal which included language to allow increased density with the provision of a greater percentage of moderate income housing units. Due to delays in adopting Comp Lite, Zoning Regulation Amendment 69 was filed and approved by the County Council on July 3, 2006 to increase the permissible density in the PSC District to 12 units per net acre with the provision that 33 percent of all units over eight per net acre be moderate income housing units. Mr. Revelle said this would be the first proposal to take advantage of the new moderate income housing unit legislation and that the number of available units in the County would be significantly increased by the proposal. He explained that road improvements were to be made to Gorman Road and that grading and sight distance would be corrected and the road would be widened in order to ease turning movements.

Mr. Rosenbaum asked if the age restriction would apply to the moderate income housing units and Mr. Revelle replied that they would. Mr. Revelle also explained that a typical one-bedroom moderate income housing unit would be in the range of 750 square feet and a typical two-bedroom unit would be in the range of 1100 square feet. He said the buildings would have elevators. In response to questioning, Mr. Revelle said that any increase in the average daily trips would be minor and would occur at off-peak hours.

Several neighbors testified on concerns about site access and traffic flow. Specific comments focused on poor visibility for cars on Gorman Road making left turns into the site due to road curvature, hills on Gorman Road, and the scenic character of Gorman Road.

Ms. Dombrowski requested an explanation of the traffic study process. Mr. Healy explained the County guidelines for collecting traffic data and the process for including development projects which are currently in the pipeline. Mr. Wesner said that telephone poles would be moved to increase visibility and the road will be widened for safety. He said acceleration and deceleration lanes will be provided.

Motion:

1 Mr. Alexander made a motion to approve the petition with concerns about traffic and the
2 provision that impact of traffic on the site and beyond be studied. Mr. Rosenbaum seconded the
3 motion.

4 **Discussion:**

5 Mr. Alexander said the recommendation of the Technical Staff Report is correct but that
6 the County must address traffic in the area including that from the Emerson development and
7 along Gorman Road to Route 1.

8 Mr. Rosenbaum pointed out that this is not a brand new proposal to change the zoning and
9 said the main point of the proposal is the increase in density. He said the petitioner has provided
10 the required increase in moderate income housing units. He said he has visited the site and also
11 has concerns about the traffic.

12 Ms. Dombrowski said the criteria of the Zoning Regulations have been satisfied and that
13 the site development plan that has been approved seems to have addressed the traffic concerns.
14 She said the duplexes along the road make the development more compatible with surrounding R-
15 ED zoning. She agreed that the project should be approved and that any new traffic concerns
16 should be addressed at the site plan stage.

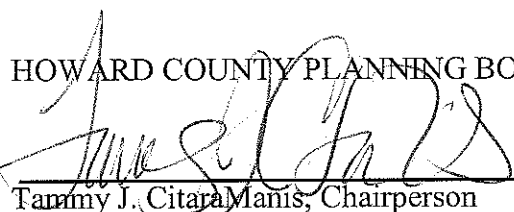
17 Mr. Grabowski said the amended plan changes very little from the original approved plan
18 in terms of the outward appearance. He said the plan meets the criteria of the Zoning Regulations
19 and agrees with Ms. Dombrowski about the duplexes.

20 **Vote:**

21 The motion for approval of the petition with the amended plan and the noted concerns
22 about traffic passed by a vote of 4 to 0.

23 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 10th
24 day of May, 2007, recommends that the Petitioner's request to amend a previously approved
25 Preliminary Development Plan for an Age-restricted Adult Housing Development to increase
26 density to 215 units including 39 moderate income housing units as described in the amended
27 petition, be **APPROVED** with the noted condition about traffic.

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HOWARD COUNTY PLANNING BOARD



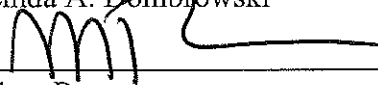
Tammy J. Citaramanis, Chairperson



David Grabowski, Vice-Chair



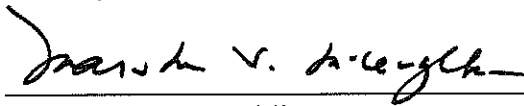
Linda A. Dombrowski



Gary Rosenbaum

Ramsey Alexander, Jr.

ATTEST:



Marsha S. McLaughlin
Executive Secretary